



18 Est Acres Land at Hele, Old Berrynarbor Road, Ilfracombe, Devon, EX34 9QY

Guide price £150,000

OCCUPYING AN ENVIABLE LOCATION OVERLOOKING THE BRISTOL CHANNEL THIS IS AN 18 ACRE BLOCK OF FREEHOLD AGRICULTURAL PASTURE LAND OF A SLOPING NATURE WITH SPRING WATER SUPPLY. THE LAND HAS COUNCIL ROAD ACCESS AND OVERLOOKS THE VILLAGE OF HELE WHICH IS SITUATED ON THE EASTERN APPROACHES OF ILFRACOMBE ON THE COASTAL ROAD FROM COMBE MARTIN.



DIRECTIONS

W3W ///salon.achieving.meal. From Hele petrol station drive a short distance towards Ilfracombe then turn left past RGG then follow the road left (Old Berryarbor Road) where the first of two entrances to the land will be found on the Left hand side marked with a for sale sign.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

THE LAND

Situated on the eastern approaches to Ilfracombe overlooking the Bristol Channel this is an 18 Acre Est block of freehold agricultural land with direct council road access. The land is all down to permanent pasture bordered by Devon Banks with the benefit of a natural spring water supply. The field would be ideal for 28 day camping as it is within walking distance of the sea at Hele bay and Ilfracombe town.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

METHOD OF SALE

The property will be offered for sale by private treaty.

LETTING AGRICULTURAL LAND

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this land and re-letting it out to produce an income, please contact Peter Nancekivell on 07970 288996.

BUYING THE PROPERTY

In order to make an offer for the above property we require the following information.

Name and price of property.

Confirmation you have viewed.

Full name including middle name, address, phone number and DOB of all legal purchasers.

Confirmation of how you will fund the purchase.

Full contact details of your instructed solicitor inc e mail.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

TENURE

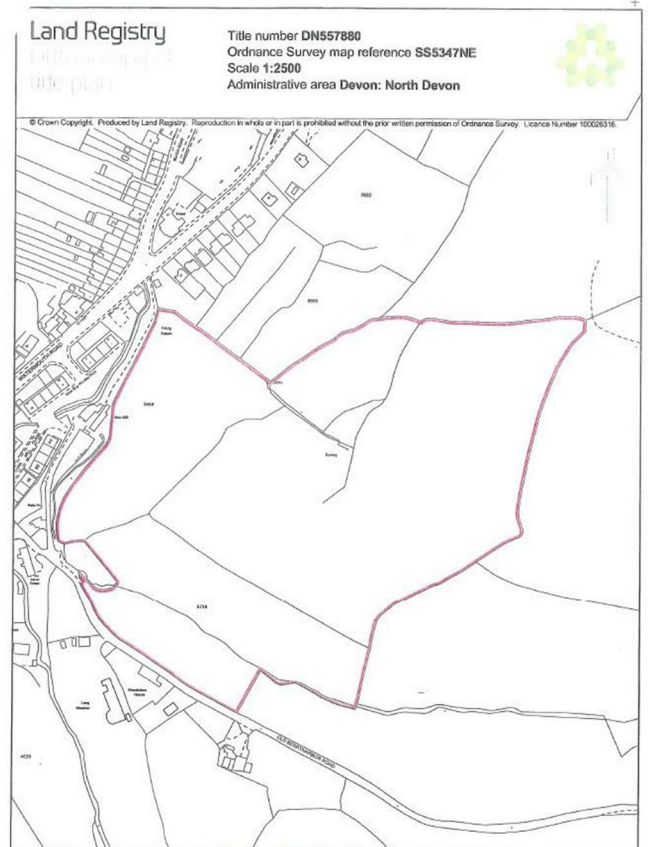
The property is freehold and will be offered for sale with vacant possession.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This official copy issued on 27 September 2007 shows the state of this title plan on 27 September 2007 at 12:35:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans. This title is dealt with by Land Registry, Plymouth Office.

